

006.A

Map

0003

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 673,100 /

USE VALUE: 673,100 /

ASSESSED: 673,100 /

Total Card /

Total Parcel

673,100

673,100

673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	HALPERIN JUDITH
Owner 2:	
Owner 3:	
Street 1:	15 CHANDLER ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	JOSEPHS JONATHAN -
Owner 2:	JOSEPHS MADHU SHEILA -
Street 1:	15 CHANDLER ST #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7211																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	673,100			673,100
Total Card	0.000	673,100			673,100
Total Parcel	0.000	673,100			673,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	447.24	/Parcel:	447.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	673,100	0	.		673,100		Year end	12/23/2021
2021	102	FV	653,800	0	.		653,800		Year End Roll	12/10/2020
2020	102	FV	644,100	0	.		644,100	644,100	Year End Roll	12/18/2019
2019	102	FV	596,500	0	.		596,500	596,500	Year End Roll	1/3/2019
2018	102	FV	528,400	0	.		528,400	528,400	Year End Roll	12/20/2017
2017	102	FV	482,400	0	.		482,400	482,400	Year End Roll	1/3/2017
2016	102	FV	482,400	0	.		482,400	482,400	Year End	1/4/2016
2015	102	FV	446,300	0	.		446,300	446,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOSEPHS JONATHA	162-78	2	7/19/2021		865,000	No	No		
TODD KATHRYN S,	156-104	2	12/9/2019		716,000	No	No		
FRIEL JAMES P,	128-44		10/28/2013		500,000	No	No		
DEVELOPMENT WEL	U70-88		12/15/2000		374,900	No	No	4	

TAX DISTRICT

Pat Acct	14532
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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2009	162	Redo Bat	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
5/14/2018	Measured	DGM	D Mann
5/24/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s: 5				BR:s: 2			Baths: 2		HB	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	2	- Softwood	
Sec Floors:	4	- Carpet	20 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.34767437
Const Adj.:	0.98010004
Adj \$ / SQ:	402.861
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914504
Depreciation:	241429
Depreciated Total:	673075

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	531.78
Special Features:	0		Val/Su Net:	447.24
Final Total:	673100		Val/Su SzAd	447.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,505	402.860	606,306
Net Sketched Area:		1,505	Total:	606,306
Size Ad	1505 Gross Area	1505	FinArea	1505

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
06						
06						
05						

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 006.A-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

